

# General Plan Update

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RECOMMENDATION ON DRAFT TEXT, LAND USE MAPS,  
ROAD NETWORK, COMMUNITY PLANS, IMPLEMENTATION  
PLAN AND CONSERVATION SUBDIVISION PROGRAM

## Errata

Planning Commission Hearing

April 16, 2010

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**SUBJECT: GENERAL PLAN UPDATE PLANNING COMMISSION  
RECOMMENDATION ON DRAFT TEXT, LAND USE MAPS, ROAD  
NETWORK, COMMUNITY PLANS, IMPLEMENTATION PLAN, AND  
CONSERVATION SUBDIVISION PROGRAM; DISTRICT: ALL**

Revisions made to the July 1, 2009 version of the draft Implementation Plan are included as Attachment G and the complete plan is available on the project website.

**Conservation Subdivision Program**

The Conservation Subdivision Program is a collection of regulatory amendments included with the General Plan Update that when combined with the updated General Plan, will facilitate preservation of sensitive environmental resources through strengthened preservation criteria and added subdivision design flexibility while maintaining protections for existing communities. The Conservation Subdivision Program includes amendments to the County's Subdivision Ordinance, Zoning Ordinance, Resource Protection Ordinance, and Groundwater Ordinance, as well as design guidelines for rural subdivisions. Key components of the program include:

- Broadened use of subdivision ordinance regulation waivers.
- Mandatory avoidance percentages for sensitive resources in subdivisions on rural lands – those designated Semi-rural 10 (1 dwelling unit per 10 acres) and all Rural Lands designations (1 dwelling unit per 20 acres and greater).
- Project and open space design requirements for all subdivisions on rural lands.
- Increased allowances for steep slope encroachment when necessary to avoid other sensitive environmental resources.
- Continued allowances for certain reductions in Groundwater Ordinance lot size minimums when supported by studies.
- Expanded applicability of lot area averaging and planned residential developments.
- Required findings of community compatibility with any decreases in lot size.

The Conservation Subdivision Program was developed through extensive input from the Steering Committee and Interest Group; however, consensus between the two groups could never be achieved. The draft Program represents staff's attempt to balance both sides of the issues. All draft ordinance amendments and the draft design guidelines were made available for public review in July/August 2009. Several general comments were received on the program mostly along the lines of the positions of the Steering Committee (supporting restrictions in certain communities) and the Interest Group (opposing community restrictions and supporting additional assurances of reduced lot sizes and project approval).

At the December 4, 2009 hearing the Planning Commission decided to address the issues of the Conservation Subdivision Program more comprehensively through a workshop, which was held on February 5, 2010, prior to making final recommendations. At the February 19, 2010 hearing the Planning Commission supported the program and recommended the following revisions which staff has since incorporated:

- Revise draft General Plan Land Use Policy LU-14.4, Sewer Facilities, to allow sewer facilities to be provided when within existing sewer district boundaries and [or](#) where

**ERRATA**

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## Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Policy COS-<a href="#">17.1</a></p> <p><b>Reduction of Solid Waste Materials.</b> Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with the California <i>Integrated Waste Management Act</i> (AB 939) that requires each local jurisdiction in the state to divert at least 50 percent of its solid waste from being placed into landfills.</p> <p><i><u>The current State-required diversion rate for solid waste is 50%. Should that rate change, as reflected in several bills before the California legislature in September, 2009, the County of San Diego will begin to comply within the requirements of the new law.</u></i></p>

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Correction to Tecate Special Study Area figure located on Page 7 of Attachment D in the April 16<sup>th</sup> Planning Commission Report

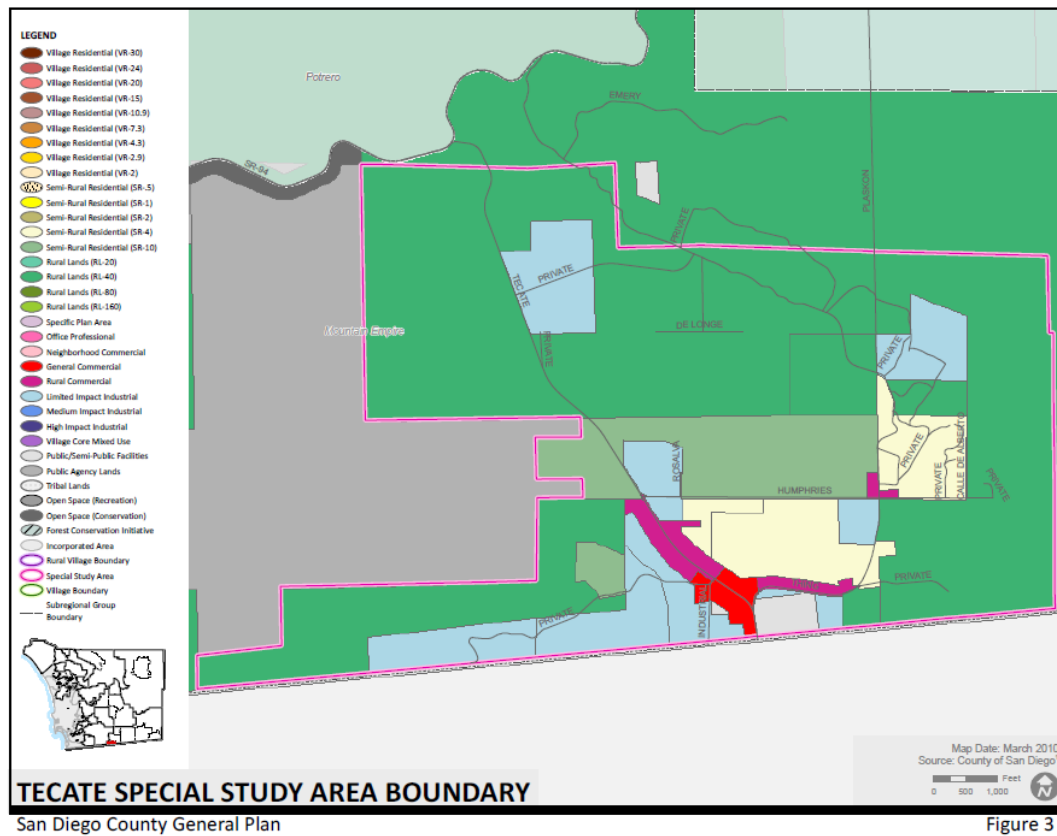
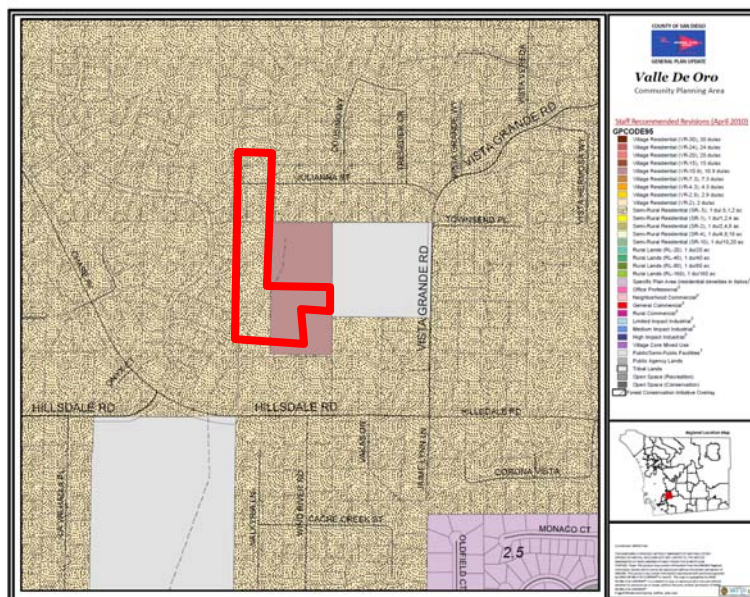


Figure 3

## Valle de Oro

*Village Residential 10.9.* A mapping error in Valle De Oro Valley Center has resulted in an additional unintended parcel designated VR-10.9. Staff plans to change to designation to SR-0.5 to reflect development in the surrounding area.



**Mobility Element Network—Alpine Community Planning Area Matrix**

ID <sup>a</sup>	Road Segment	Designation/Improvement		Rationale for Staff Changes
		Referral Map Network	Staff Recommended Changes	
<b>3</b>	Alpine Boulevard (SF 1402) / (SC 1883) <u>Segment:</u> Dunbar Lane to East Willows Road	<p><b>4.1B Major Road</b> Intermittent Turn Lanes—Dunbar Lane to Arnold Way</p> <p><b>2.1D Community Collector</b> Improvement Options [Raised Median]—Arnold Way to Tavern Road</p> <p><b>2.2A Light Collector</b> Raised Median/Continuous Turn Lane—Tavern Road to South Grade Road</p> <p><b>2.1D Community Collector</b> Improvement Options [Intermittent Turn Lanes]—South Grade Road to West Willows Road</p> <p><b>2.1E Community Collector</b> West Willows Road to East Willows Road</p>	<p><i>No changes</i></p> <p><i>No changes</i></p> <p><i>No changes</i></p> <p><i>No changes</i></p> <p><b>2.1C <del>Light</del> Community Collector</b> Intermittent Turn Lanes</p>	Recommended change is necessary to accommodate forecast traffic volumes
<b>19</b>	Willows Road (SC 2000) <u>Segment:</u> Otto Avenue to Alpine Boulevard	<p><b>2.2E Light Collector</b> Otto Avenue to Viejas Casino</p> <p><b>4.2A Boulevard</b> Raised Median—Viejas Casino to New Road 20</p> <p><b>2.2E Light Collector</b> New Road 20 to Alpine Boulevard</p>	<p><b>2.2E Light Collector</b> Otto Avenue to Viejas Casino <u>area</u></p> <p><b>4.2A Boulevard</b> Raised Median—Viejas Casino <del>to New Road 20</del> <u>area</u></p> <p><b>2.2E Light Collector</b> Viejas Casino <u>area</u> <del>New Road 20 to I-8 westbound on-ramp</del> <u>Alpine Boulevard</u></p> <p><b>4.1A Major Road</b> Raised Median—I-8 westbound on-ramp to Alpine Boulevard</p>	<u>Removal of New Road 20 and interchange (see item 20) will require tribal gaming traffic to use the East Willows Road interchange.</u>